

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

In Re:  
Joseph J. Craddock,

Debtor.

Case No.: 20-18902  
Chapter: 7  
Judge: JNP

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**NOTICE OF PROPOSED PRIVATE SALE**

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Douglas S. Stanger., Trustee, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: U.S. Post Office and Courthouse  
401 Market Street  
Camden, New Jersey 08101

If an objection is filed, a hearing will be held before the Honorable Jerrold N. Poslusny, Jr. on July 13, 2021 at 11:00 a.m. at the United States Bankruptcy Court, courtroom no. 4C, . (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 754 Fourth Street  
Somers Point, New Jersey

Proposed Purchaser: Diane Jannotta and/or her Assigns

Sale price: \$260,000.00 With no real estate sales commission and subject to Debtor's waiver of exemption. Buyer is friend of Debtor and allowing continued occupancy.

☐ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional:

Amount to be paid:

Services rendered:

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Douglas S. Stanger, Esq.  
Address: Flaster Greenberg P.C., 646 Ocean Heights Ave., Suite 103, Linwood, NJ 08221  
Telephone No.: (609) 645-1881

In re:  
Joseph J. Craddock  
Debtor

Case No. 20-18902-JNP  
Chapter 7

## CERTIFICATE OF NOTICE

District/off: 0312-1

User: admin

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Date Rcvd: Jun 15, 2021

Form ID: pdf905

Total Noticed: 28

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.P.2002(g)(4).

### Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 17, 2021:

Recip ID	Recipient Name and Address
db	Joseph J. Craddock, 754 Fourth Street, New Gretna, NJ 08224
aty	+ Flaster Greenberg, Suite 103, 646 Ocean Heights Ave, Linwood, NJ 08221-1011
r	+ BHHS Fox & Roach Realtors, BHHS Fox & Roach Realtors, 1001 Tilton Road, Suite 101, Northfield, NJ 08225-1261
518906234	+ ACI, P.O. Box 717, Getzville, NY 14068-0717
518906238	+ ATERS001, P.O. Box 1280, Oaks, PA 19456-1280
518906235	+ Advanced Anesthesia Assoc, P.O. Box 4640, Rutherford, NJ 07070-0464
518906237	+ Apex Asset Management LLC, 2501 Oregon Pike, Suite 102, Lancaster, PA 17601-4890
518906239	+ Coastal Neurosciences PC, P.O. Box 48081, Newark, NJ 07101-4881
518906241	+ D & A Services, 1400 E. Touhy Avenue, Suite G-2, Des Plaines, IL 60018-3338
518906243	+ Fay Servicing, P.O. Box 619063, Dallas, TX 75261-9063
518926131	+ KML Law Group, P.C., 701 Market Street, Suite 5000, Philadelphia, PA 19106-1541
518906246	+ MPAC Funding Corp, c/o Neal M. Ruben, Esq., 179 Avenue at the Common, Suite 201, Shrewsbury, NJ 07702-4558
518906247	+ MRS BPO LLC, 1930 Olney Avenue, Cherry Hill, NJ 08003-2016
518906248	+ Northland Group, P.O. Box 390846, Minneapolis, MN 55439-0846
518979786	+ RAS Citron, LLC, Authorized Agent for Secured Creditor, 130 Clinton Road, Suite 202,, Fairfield, NJ 07004-2927
519209743	++ STATE OF NEW JERSEY, DIVISION OF TAXATION BANKRUPTCY UNIT, PO BOX 245, TRENTON NJ 08646-0245 address filed with court., State of New Jersey, Department of Treasury, Division of Taxation, PO Box 245, Trenton, NJ 08695-0245
518906250	Select Portfolio Servicing, P.O. Box 65050, Salt Lake City, UT 84165
518906251	Tara Craddock, 1621 S. Shore Road #181, Cape May, NJ 08204
518978718	+ Towd Point Mortgage Trust, RAS Citron LLC, 130 Clinton Road, Suite 202, Fairfield NJ 07004-2927

TOTAL: 19

### Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Jun 15 2021 20:43:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Jun 15 2021 20:43:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
518906236	+ Email/Text: bnc@alltran.com	Jun 15 2021 20:43:00	Alltran Financial LP, P.O. Box 722910, Houston, TX 77272-2910
518906240	+ Email/Text: convergent@ebn.phinsolutions.com	Jun 15 2021 20:44:00	Convergent Outsourcing Inc., P.O. Box 9004, Renton, WA 98057-9004
518906242	+ Email/Text: mrdiscen@discover.com	Jun 15 2021 20:42:00	Discover, P.O. Box 71084, Charlotte, NC 28272-1084
518906244	+ Email/Text: sbse.cio.bnc.mail@irs.gov	Jun 15 2021 20:43:00	Internal Revenue Service, P.O. Box 7346, Philadelphia, PA 19101-7346
518906245	+ Email/Text: ebn@ltdfin.com	Jun 15 2021 20:43:00	LTD Financial Services, 7322 Southwest Freeway, Suite 1600, Houston, TX 77074-2134
518906249	+ Email/PDF: PRA_BK2_CASE_UPDATE@portfoliorecovery.com	Jun 15 2021 20:41:50	Portfolio Recovery Services LLC, 120 Corporate Boulevard, Norfolk, VA 23502-4952

District/off: 0312-1

User: admin

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Date Rcvd: Jun 15, 2021

Form ID: pdf905

Total Noticed: 28

518906275 + Email/PDF: gecsedl@recoverycorp.com

Jun 15 2021 20:41:41

Synchrony Bank, c/o of PRA Receivables  
Management, LLC, PO Box 41021, Norfolk, VA  
23541-1021

TOTAL: 9

**BYPASSED RECIPIENTS**

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr	*+	Towd Point Mortgage Trust, RAS Citron, LLC, 130 Clinton Road, Suite 202., Fairfield, NJ 07004-2927
519045789	*P++	STATE OF NEW JERSEY, DIVISION OF TAXATION BANKRUPTCY UNIT, PO BOX 245, TRENTON NJ 08646-0245, address filed with court., State of New Jersey, P.O. Box 283, Trenton, NJ 08625
518978719	*+	Towd Point Mortgage Trust, RAS Citron LLC, 130 Clinton Road, Suite 202, Fairfield NJ 07004-2927

TOTAL: 0 Undeliverable, 3 Duplicate, 0 Out of date forwarding address

**NOTICE CERTIFICATION**

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 17, 2021

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 14, 2021 at the address(es) listed below:

Name	Email Address
Beverly McCall	on behalf of Debtor Joseph J. Craddock bsmccall@snip.net
Denise E. Carlon	on behalf of Creditor Wilmington Savings Fund Society dba Christiana Trust not individually, but solely as Trustee for NYMT Loan Trust I dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Douglas S. Stanger	on behalf of Trustee Douglas S. Stanger doug.stanger@flastergreenberg.com diana.janansky@flastergreenberg.com, dss@trustesolutions.net, cdss11@trustesolutions.net
Douglas S. Stanger	doug.stanger@flastergreenberg.com diana.janansky@flastergreenberg.com, dss@trustesolutions.net, cdss11@trustesolutions.net
Harold N. Kaplan	on behalf of Creditor Towd Point Mortgage Trust hkaplan@rasnj.com informationathnk@aol.com
U.S. Trustee	USTPRegion03.NE.ECF@usdoj.gov
William G. Wright	on behalf of Creditor Truist Bank successor by merger to Branch Banking and Trust Company and Susquehanna Bank wwright@capehart.com, jlafferty@capehart.com

TOTAL: 7